



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA

JULY 17, 2007

6:00 p.m.
City Hall, 2nd Floor
One Civic Square
Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

1. Request to place Docket No. 07020020 OA: *US 31 & 421 Overlay Architectural Design Amendment*, on the August 7 subdivision committee agenda, rather than the August 7 special studies agenda, due to agenda length.

H. Public Hearings

1H. Docket No. 07030035 DP: Pro-Med Lane - Holiday Inn

The applicant seeks site plan approval for a proposed full-service hotel. ADLS is under another docket no. below. The site is located at 136th Street and Pro-Med Lane, and is zoned B-6/Business within the US 31/Meridian Street Overlay.

Filed by Stacey of DeBoy Land Development Services, Inc. for Justus Home Builders, Inc.

2H. Docket No. 07050013 PP: Forestal Estates Minor Subdivision

The applicant seeks primary plat approval for 3 lots on 2.33 acres.

The applicant also seeks the following subdivision waiver request:

Docket No. 07050019 SW SCO Chapter 6.03.19 Access to Collector Roads

The site is located at the northeast corner of 141st St. and Ditch Rd. and is zoned S-1/Residence. Filed by Stacey Fouts of DeBoy Land Development Services, Inc.

3H. Docket No. 07050012 DP/ADLS: House Investments Office

The applicant seeks site plan/design approval for an office building. The site is located 10250 N Illinois St. and is zoned B-1/Business.

Filed by Mike Hoff of Weihe Engineers, Inc.

4H. Docket No. 07060024 OA: BZA Lockout Periods Amendment

The applicant seeks to amend the Zoning Ordinance, *Chapter 21: Special Uses & Special Exceptions* and *Chapter 30: Board of Zoning Appeals*, in order to clarify the time limits of applications denied by the Board of Zoning Appeals.
Filed by the Carmel Department of Community Services.

5H. Docket No. 07030037 DP/ADLS: Midland Atlantic—Market Place at West Carmel

The applicant seeks site plan and design approval for a proposed one-story, 21,600-square foot retail building on 2.73 acres. The site is located at the northeast corner of 98th Street and Michigan Road, and is zoned B3/Business, and is within the US 421 Overlay.
Filed by Paul Reis of Bose McKinney & Evans, LLP for Midland Atlantic Properties

I. Old Business

1I. Docket No. 07040022 PP: Justus Business Park, lots 1-2

The applicant seeks primary plat approval for 2 lots on 7.298 acres. The site is located at the southeast corner of 136th St. and Pro Med Ln. and is zoned B-6/Business within the US 31 Overlay. Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.

2I. Docket No. 07040023 DP Amend/ADLS Amend: Justus Business Park, lot 2 – Justus Office Building

The applicant seeks site plan & design approval for an office building. The site is located southeast of 136th St. and Pro Med Ln. and is zoned B-6/Business within the US 31 Overlay. Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.

3I. Docket No. 07040019 DP/ADLS: West Carmel Marketplace - Burger King

The applicant seeks site plan and design approval for a proposed restaurant building. The site is located at 9853 N Michigan Rd, and is zoned B-3/Business within the US 421 Overlay. Filed by Richard Sampson of Burger King Corp.

4I. Docket No. 07040021 DP/ADLS: Irwin Union Bank, Carmel Science & Tech Park, Block 11, Lot 3

The applicant seeks site plan and design approval for a bank building. The site is located at the 700 block of West Carmel Dr. and is zoned M-3/Manufacturing.
Filed by Jim Shinaver of Nelson & Frankenberger for Irwin Union Realty Corp.

5I. Docket No. 07040024 DP: 1328-1440 W. Main Street

The applicant seeks development plan approval for five buildings. The site is located at the NE corner of US 31 (Meridian) and W. Main Street and is zoned B-6/Business within the US 31 Overlay. Filed by Jamie Browning of Browning Real Estate Partners.

J. New Business

1J. Docket No. 07070009 ADLS: Holiday Inn at Pro Med Ln

The applicant seeks architecture/design approval for a proposed full-service hotel. The site is located at 136th Street and Pro Med Lane, and is zoned B6, within the US 31/Meridian Street Overlay.
Filed by Dave Coots of Coots, Henke & Wheeler for Midwest Hospitality Group, Inc.

K. Adjournment

File: PC-2007-0717.doc